

AGENDA ITEM SUMMARY

Department: Planning

AGENDA ITEM # *ml*

RESOLUTION NO. ____-2003

A RESOLUTION REPEALING RESOLUTION NO. 364-1992 AND ALL AMENDMENTS, AND ANY OTHER PREVIOUS FEE SCHEDULES INCONSISTENT HERewith, AND AMENDING THE PLANNING DEPARTMENT FEE SCHEDULE TO MORE EFFECTIVELY REPRESENT THE CURRENT COSTS REQUIRED TO ADEQUATELY OFFSET THE TRUE COSTS OF PROVIDING SUCH SERVICE TO THE PARTIES RECEIVING THE BENEFITS OF DEVELOPMENT APPROVAL, AND THUS, FURTHER REDUCING THE BURDEN CURRENTLY BEING BORNE BY THE TAXPAYERS AT LARGE.

WHEREAS, the Monroe County Board of County Commissioners wish to provide the citizens of the County with the best possible service in the most cost effective and reasonable manner; and

WHEREAS, we find that it would be in the best interests of the general public to charge the true cost for such services, thereby placing the burden of such costs directly upon those parties deriving the benefit; and

WHEREAS, the Director of Planning and Development has demonstrated that the existing fee schedule does not reflect the true cost of providing the services to the parties requesting the Planning Department services; and

WHEREAS, after hearing testimony and evidence presented as to the appropriate fee schedule; and

WHEREAS, we concur with the conclusions and findings of the Planning Director and adopt them as our own, **NOW THEREFORE**,

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA, THAT:

SECTION 1. Pursuant to Monroe County Code, the following planning fee schedule shall be the effective fee schedule for all planning permits, environmental resource permits, and any special fees required by the Monroe County Land Development Regulations:

Alcoholic Beverage Application *	\$1350.00
Amendment to Conditional Use*	2590.00
Amendment to Conditional Use <i>Change in intensity and/or less than 1000 SF</i>	1850.00

Appeal Application*	1000.00
Beneficial Use Application	1000.00
Biologist Site Visit (per visit)	100.00
Boundary Determination	500.00
Commercial Allocation System Allocation (NROGO)	500.00
Comprehensive Plan Map Amendment (Non-Residential) <i>Including Land Use Map Amendment</i>	3590.00
Comprehensive Plan Map Amendment (Residential) <i>Including Land Use Map Amendment</i>	2590.00
Comprehensive Plan Text Amendment	2590.00
Conditional Use Application* (Major)	5390.00
Conditional Use Application* (Minor)	4390.00
Development Agreement	4000.00
Dwelling Unit Allocation System Application (ROGO) <i>No fee for Affordable Housing</i>	200.00
Habitat Evaluation Index (per hour)	60.00
Home Occupation Application*	250.00
Land Development Regulation Text Amendment	2590.00
Land Use District Map Amendment (Commercial) <i>Without Comprehensive Plan Map Amendment</i>	3090.00
Land Use District Map Amendment (Residential) <i>Without Comprehensive Plan Map Amendment</i>	2090.00
Letter of Buildability (With Site Visit)	350.00
Letter of Buildability (Without Site Visit)	175.00
Minor Conditional Historic Site	280.00
Minor Deviation to a Conditional Use	100.00
Commercial Use Allocation System (NROGO)	500.00

Pre-Application Conference with Letter of Understanding	500.00
Pre-Application Conference with Letter of Understanding With Site Visit	600.00
Research for Permitting History (per Hour)	50.00
Sign Variance	700.00
Transfer of Development Rights	700.00
Vacation Rental Determination	245.00
Vacation Rental Managers Fee	35.00
Variance*	1330.00
Variance (Administrative)	750.00
Vested Rights	700.00

* Subject to additional fees. There is an additional \$245.00 for each newspaper advertisement and \$35.00 per property owner notice. Property owners within 300 feet of the identified location must be notified.

Section 2. Resolution No. 364-1992 and all amendments hereto are hereby repealed.

Section 3. The Clerk of the Board is hereby directed to forward one (1) certified copy of this Resolution to the Division of Growth Management.

PASSED and ADOPTED at a regular meeting of the Board of County Commissioners of Monroe County, Florida, held on the 18th day of June, 2003.

Mayor Dixie M. Spehar
Mayor Pro Tem Murray E. Nelson
Commissioner Charles "Sonny" McCoy
Commissioner George Neugent
Commissioner David Rice

(SEAL)

Attest: Danny L. Kolhage

Board of County Commissioners
of Monroe County, Florida

By _____
Deputy Clerk

By _____
Mayor/Chairman

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APPROVED AS TO FORM
AND LEGAL SUFFICIENCY
BY ROBERT N. ALF
DATE 6-5-03

MEMORANDUM

TO: Board of County Commissioners

FROM: Fred Gross, Director of Lower Keys Planning Team

Date: May 29, 2003

SUBJECT: **Proposed Increase of Department of Planning Fees for Services**

I. Proposal

The Growth Management Division's Planning Department is proposing to increase planning application and service fees across-the-board. The proposed fee schedule is presented, in the attached draft resolution, for consideration by the Board of County Commissioners.

II. Planning Fee Philosophy

The Growth Management Division's philosophy toward the setting of fees for planning applications and services is that users (i.e., applicants) should pay a majority share of the costs for processing and administering applications since they are the direct beneficiaries of the services. It is not the philosophy of the division that these users should bear the full share of the costs of services, as under "cost recovery" fee systems. The rationale is that State and local codes require these services and other property owners' benefit directly or indirectly from a planning department's efforts.

III. Basis for the Proposed Fee Increases

The current fee schedule was approved by resolution of the Board of County Commissioners in 1992. The fee schedule was based on the estimated costs to administer, process, review, and approve the average application or request within each category. Presently, the existing fee schedule does not reflect the true cost of providing services to those persons requesting the Planning Department's services.

IV. Background

BOCC Resolution No. 364-1992 established the fee schedule that is in place today. For 11 years, this fee schedule has not increased. During that time, there have been 7 amendments adding new services to the fee schedule.

During the 11 years since the original fee schedule was approved by the BOCC, the Consumer Price index has increased by over 40 percent and the average hourly pay rate of the planning

schedule far higher than the County. The attached Comparison Chart includes the current County fee schedule, the current City of Marathon fee schedule, the current Village of Islamorada fee schedule, and the proposed County fee schedule.

The Growth Management Division planning staff has reviewed the costs for planning services and proposed a schedule that more closely reflects the present day costs.

V. Recommendation

The Planning Department Staff recommends **APPROVAL** of the resolution, which revises the Planning Department's Application and Fee Schedule.

Comparison of Costs

Application/Services	Monroe County Proposed Charges	Monroe County Current Charges	Village of Islamorada	City of Marathon
Alcoholic Beverage Application*	\$1,350.00	\$965.00	\$810.00	\$825.00
Amendment to Conditional Use*	2590.00	1850.00	2500.00	6000.00
Amendment to Conditional Use				
<i>Change in Intensity and/or <1000SF</i>	1850.00			
Appeal Application*	1000.00	250.00	2000.00	2100.00
Beneficial Use Application	1000.00	500.00	2850.00	3000.00
Biologist Site Visit (per visit)	100.00			250.00
Boundary Determination	500.00	250.00	500.00	1500.00
Commercial Use Allocation System Allocation (NROGO)	500.00	250.00		
Comprehensive Plan Map Amendment (Non-Residential) Including Land Use Map Amendment	3590.00	1850.00	5120.00	6000.00
Comprehensive Plan Map Amendment (Residential) Including Land Use Map Amendment	2590.00	1850.00	5120.00	6000.00
Comprehensive Plan Text Amendment	2590.00			
Conditional Use Application*(Major)	5390.00	3850.00	3300.00	3300.00
Conditional Use Application*(Minor)	4390.00	3025.00	2085.00	2100.00
Development Agreement	4000.00	2025.00	3650.00	5100.00
Dwelling Unit Allocation System Application (ROGO) No fee for affordable Housing	200.00	100.00		2660.00
Habitat Evaluation Index (per hour)	60.00	45.00		
Home Occupation Application*	250.00	300.00	110.00	750.00
Land Development Regulation Text Amendment	2590.00	1850.00		6000.00
Land Use District Map Amendment (Commercial) Without Comprehensive Plan Map Amendment	3090.00	1850.00	2500.00	6300.00
Land Use District Map Amendment (Residential) Without Comprehensive Plan Map Amendment	2090.00	1850.00	2500.00	6300.00
Letter of Buildability (With Site Visit)	350.00	250.00	400.00	250.00
Letter of Buildability (Without Site Visit)	175.00	125.00	400.00	125.00
Minor Conditional Historic Site	280.00	200.00	400.00	
Minor Deviation to a Conditional Use	100.00		140.00	
Plat (Preliminary)	4165.00	2975.00	3150.00	3300.00
Plat (Final)	3990.00	2850.00	3150.00	3300.00
Pre-Application Conference with Letter of Understanding	500.00	125.00	600.00	675.00
Pre-Application Conference with Letter of Understanding With Site Visit	600.00	125.00	600.00	675.00
Research for Permitting History (per hour)	50.00			
Sign Variance	700.00	500.00	400.00	1875.00
Transfer of Development Rights	700.00	500.00	1900.00	3300.00
Vacation Rental Determination	245.00	175.00	500.00	375.00
Vacation Rental Managers Fee	35.00	25.00		
Variance *	1330.00	975.00	1000.00	1500.00
Variance (Administrative)	750.00			
Vested Rights	700.00	500.00	4250.00	6150.00

*Subject to additional fees. There is an additional \$245.00 for each newspaper advertisement and \$35.00 per property owner notice. Property owners within 300 feet of the identified location must be notified.